

Cove Church Redevelopment



TEAM OVERVIEW

'17

DS Architecture opened
Cleveland Studio

'16

Second project as team –
Kent State University
Lake Hall & Olsen Hall
Renovation

'14

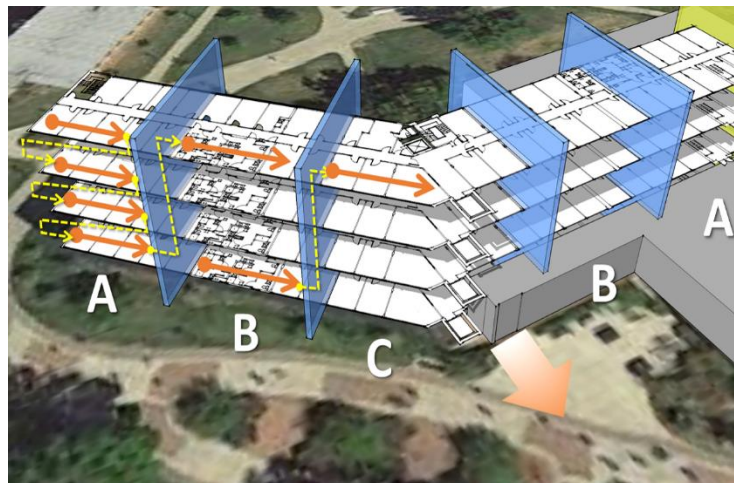
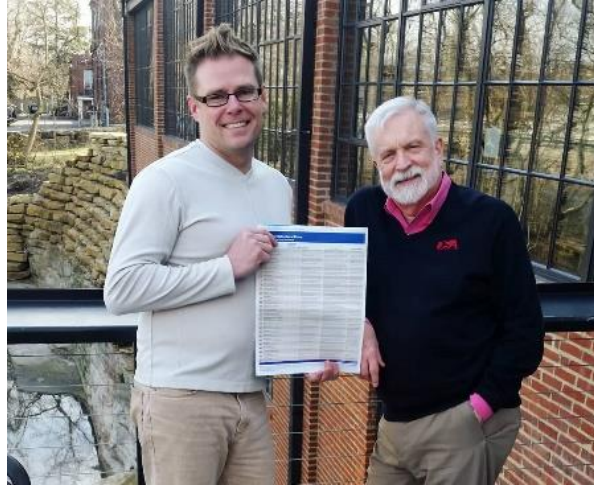
First project as team –
Kent Police Building
New Build Project

'83

David Sommers
Founded DS Architecture

'15

John G. Ruhlin Founded
The Ruhlin Company



- Main Contact
- Field Staff
- Support Staff



Our Team

PRINCIPAL



Jeffrey Meyers, AIA

- Design executive oversight
- Provide oversight & guidance
- 20 years of experience

EXECUTIVE OVERSIGHT



Mike Deiwert, PMP

- Risk management
- Provide oversight & guidance
- 34 years of experience

PROJECT MANAGER



Kevin Blakey, LEED AP

- Oversee scope, budget, quality, schedule & safety
- 22 years of experience

SAFETY



Shawn Dishauzi

- Develop, implement & maintain corporate safety procedures
- 19 years of experience

DESIGN TEAM

PRE-CONSTRUCTION

CONSTRUCTION

DESIGNER OF RECORD



Clifford Brown, RA

- Design services lead
- Community engagement
- 20 years of experience

CHIEF ESTIMATOR



Brian Renstsch, LEED AP

- Oversee estimating & scheduling
- Assist with GMP negotiation
- 23 years of experience

SUPERINTENDENT



Al Cunningham

- Quality assurance & direction of on-site construction activities
- 26 years of experience

DIRECTOR OF DESIGN



Eric Pros, AIA

- Design administration
- 8 years of experience

ESTIMATING STAFF



Joe Sohutskay

- Various Trades
- Building Code compliance
- 41 years of experience

CLOSEOUT SPECIALIST



Barbara Moss

- Responsible for tracking and obtaining all closeout documents
- 21 years of experience

LEAD INTERIORS



Vicky Kraft, NCIDQ

- Interior design administration
- 8 years of experience

John Porter

- Various Trades
- Building Code compliance
- 26 years of experience

OUR DIFFERENCE

We listen. We encourage the sharing of information, ideas and goals. This collection of input at the outset of the process lays groundwork for a solution that best meets the budget, schedule, form and functional needs.

We lead. We guide discussion and promote collaboration between all team members to generate the best possible solution.

We innovate. Every project is unique. Reaching the optimal solution for each requires a team committed to studying, assessing and developing the most efficient and enduring design.

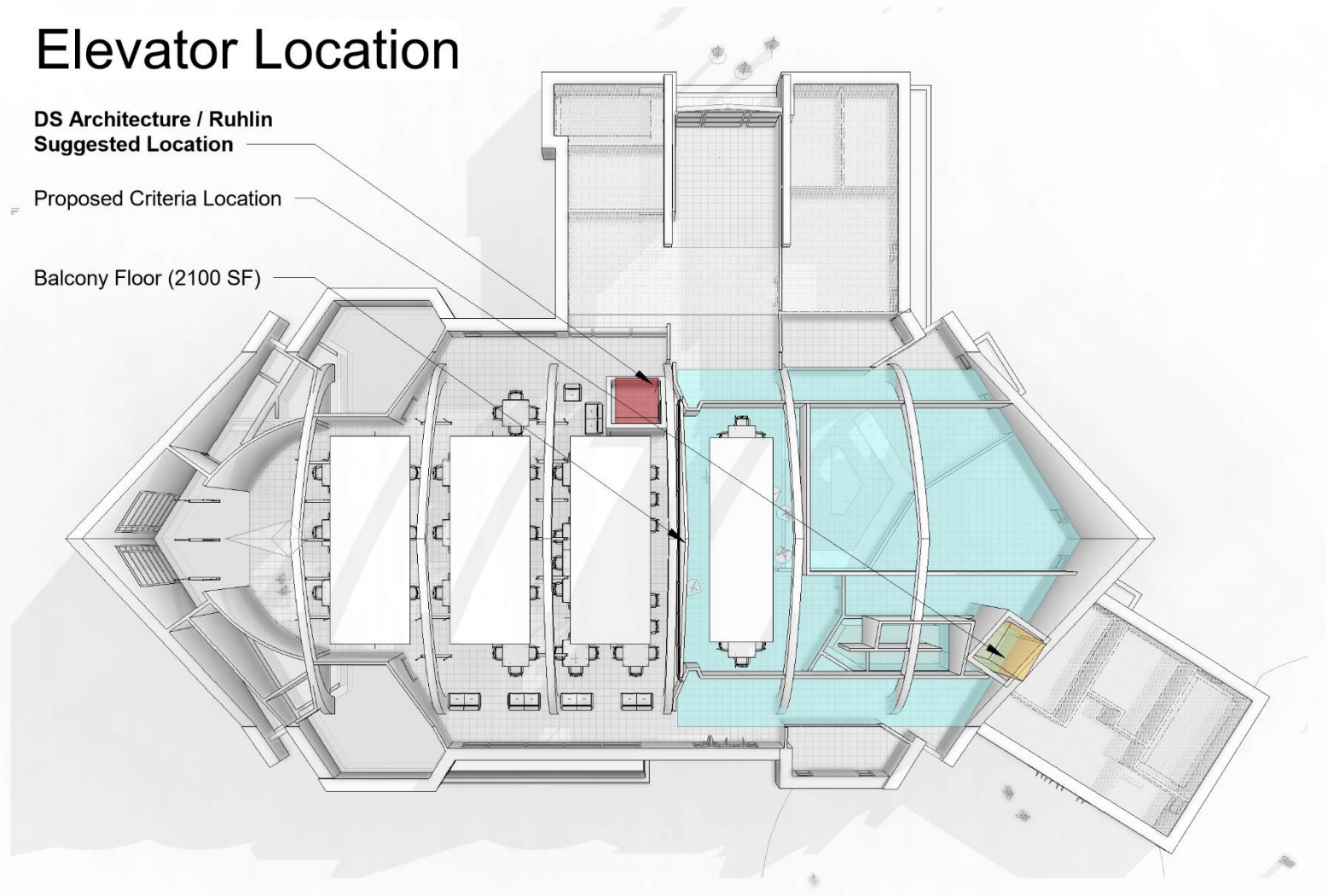


Elevator Location

DS Architecture / Ruhlin
Suggested Location

Proposed Criteria Location

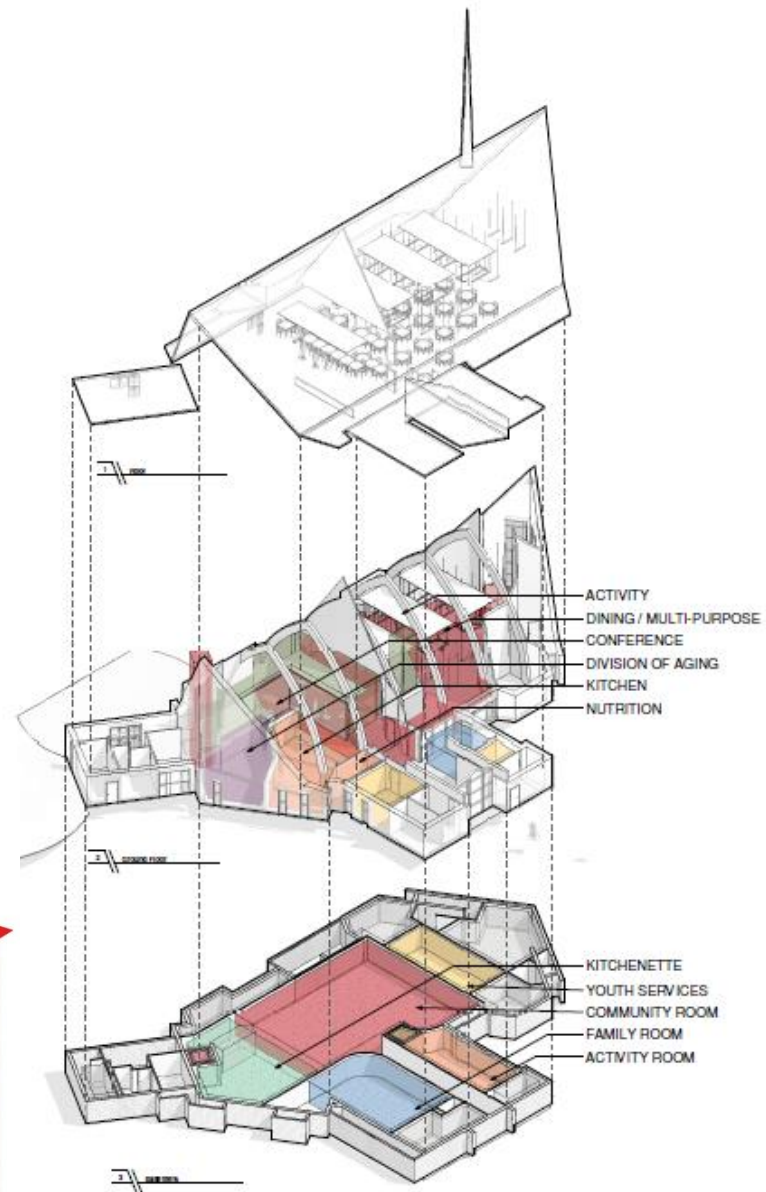
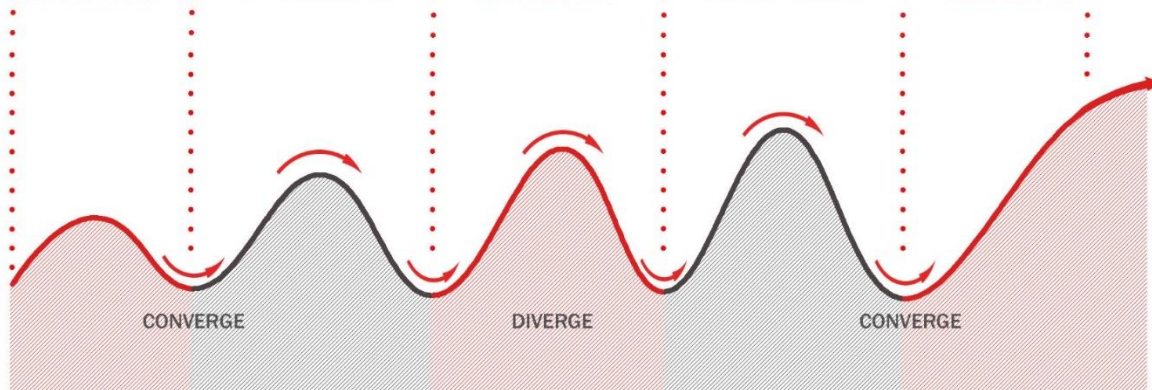
Balcony Floor (2100 SF)



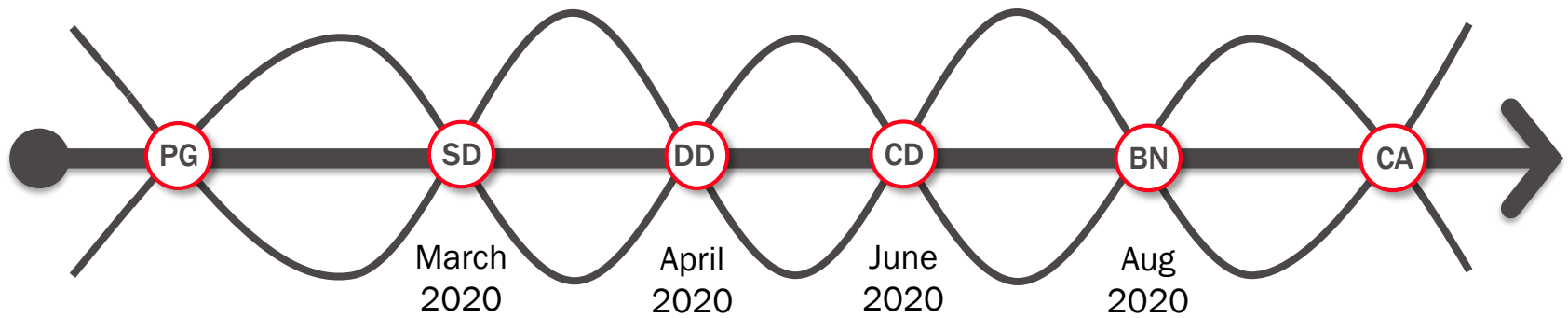


IDEA

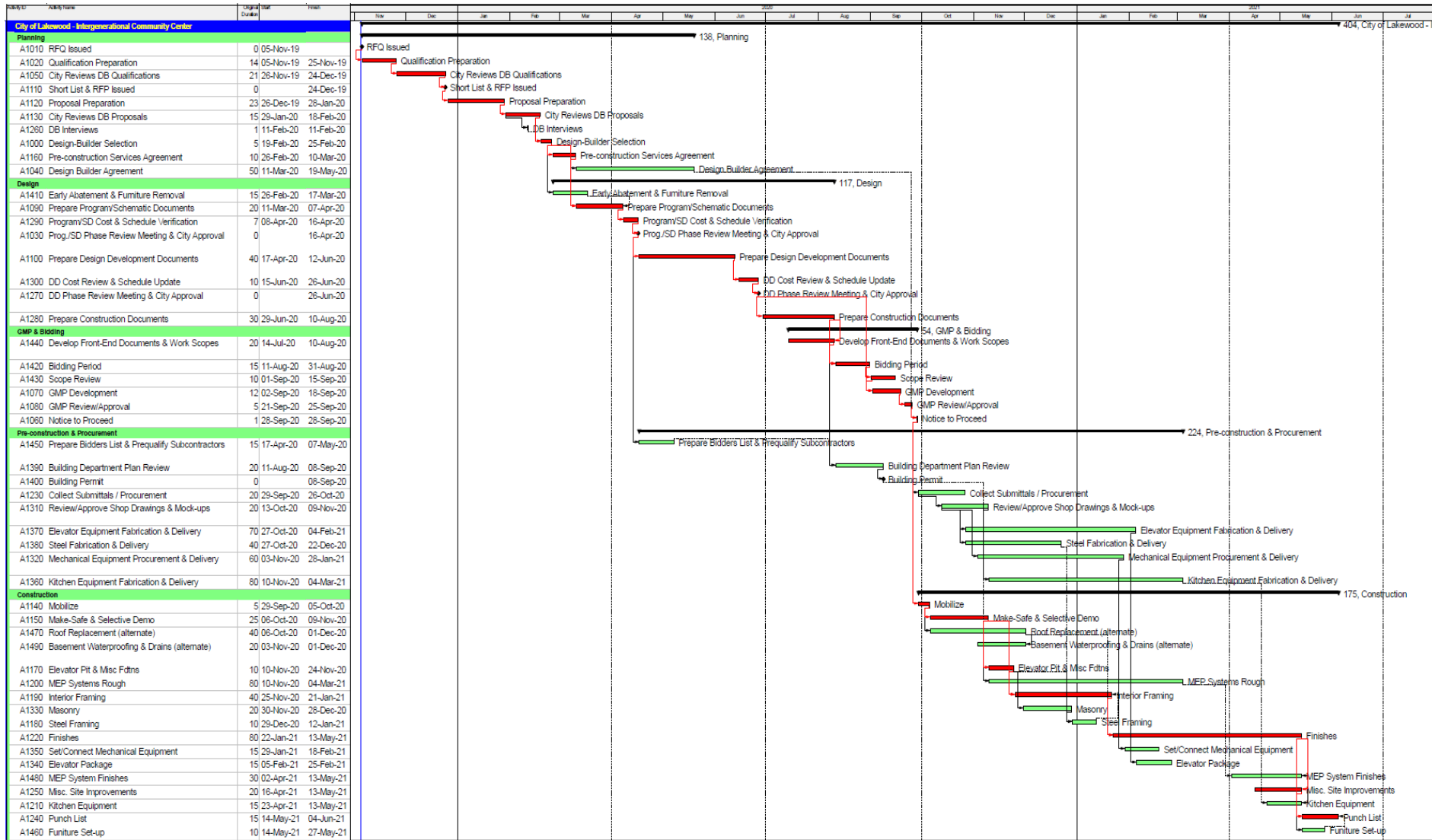
CONCEPTION | EXPLORATION | REFINEMENT | FINALIZATION | REALIZATION



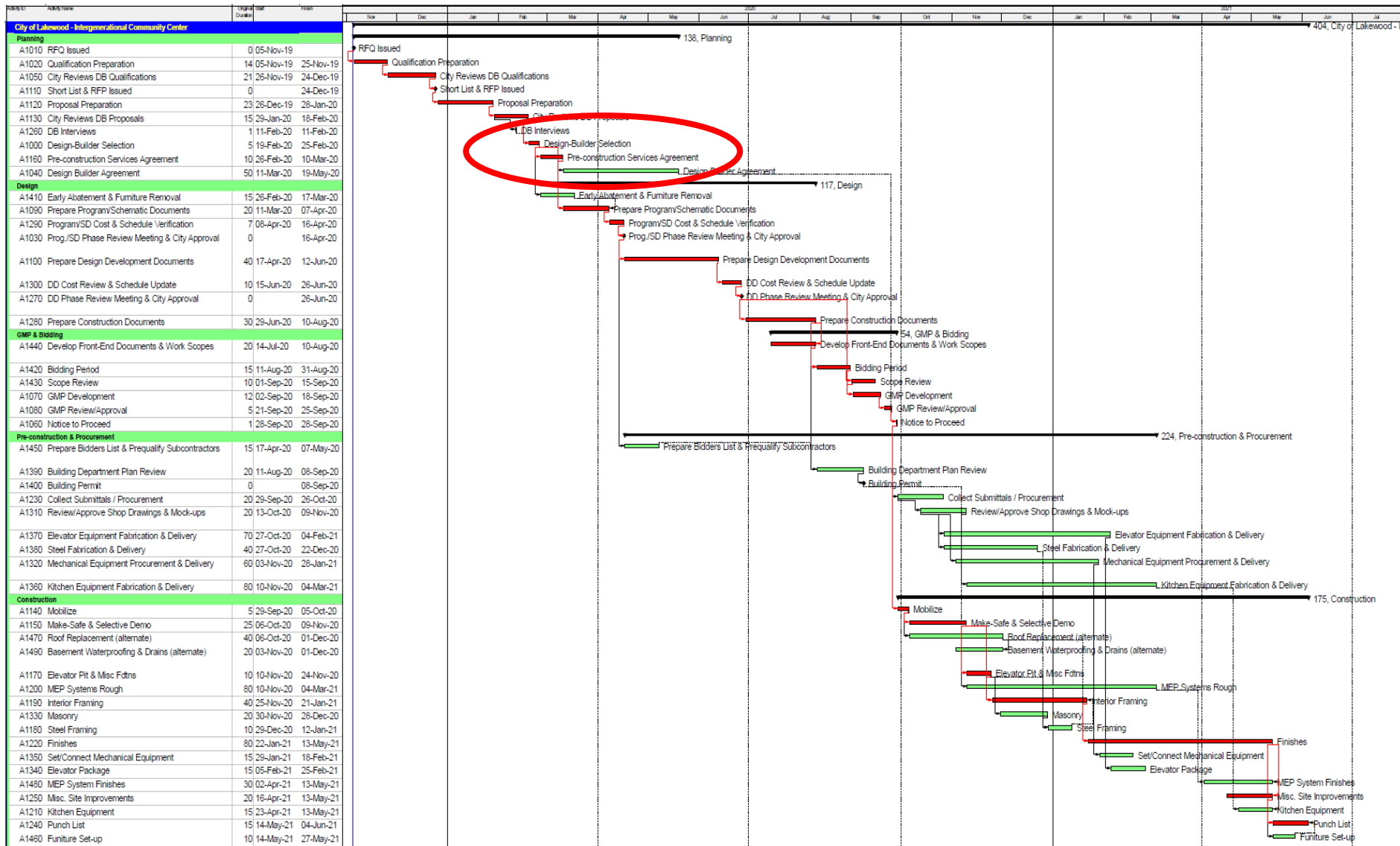
TEAM STRUCTURE



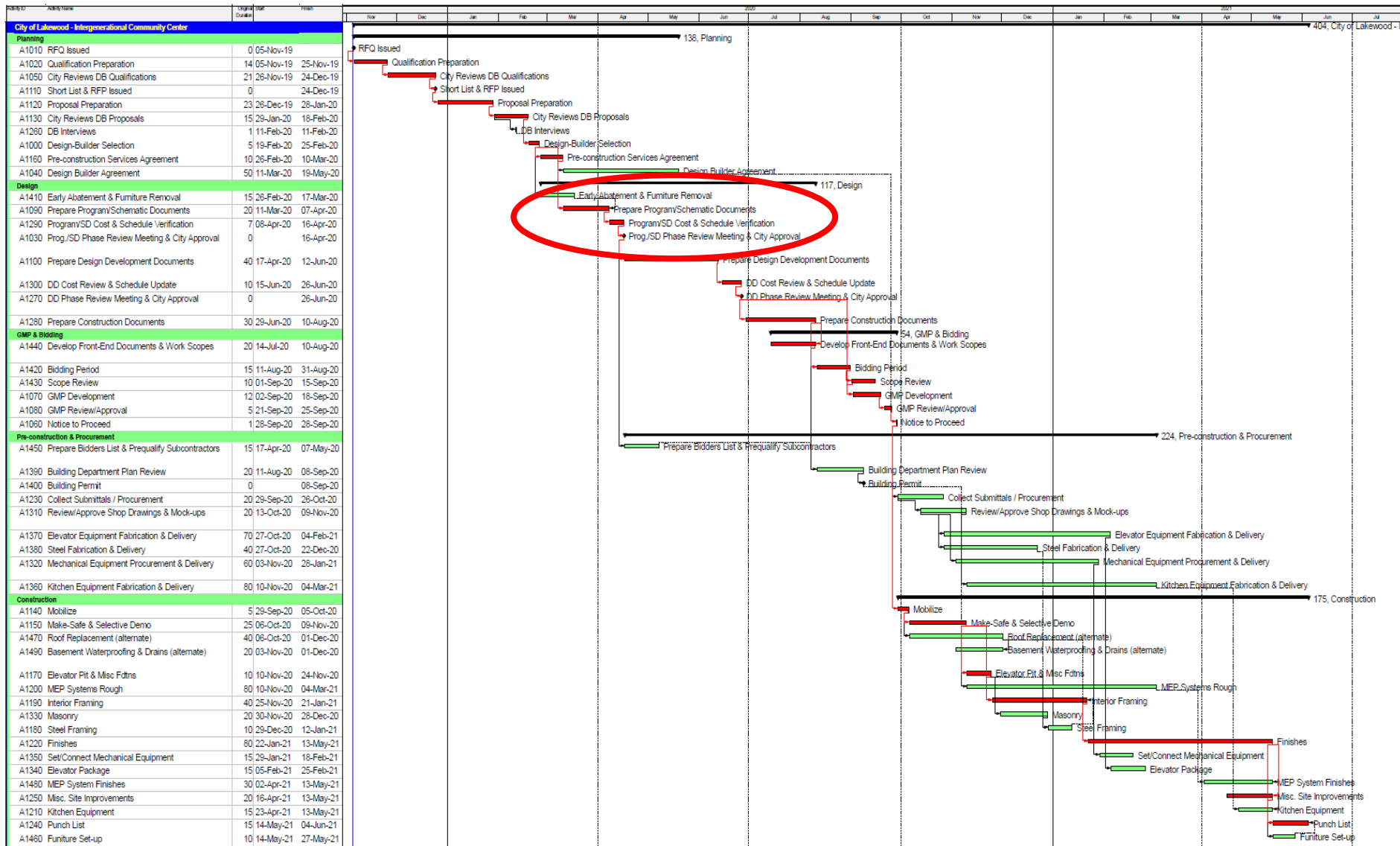
DESIGN APPROACH



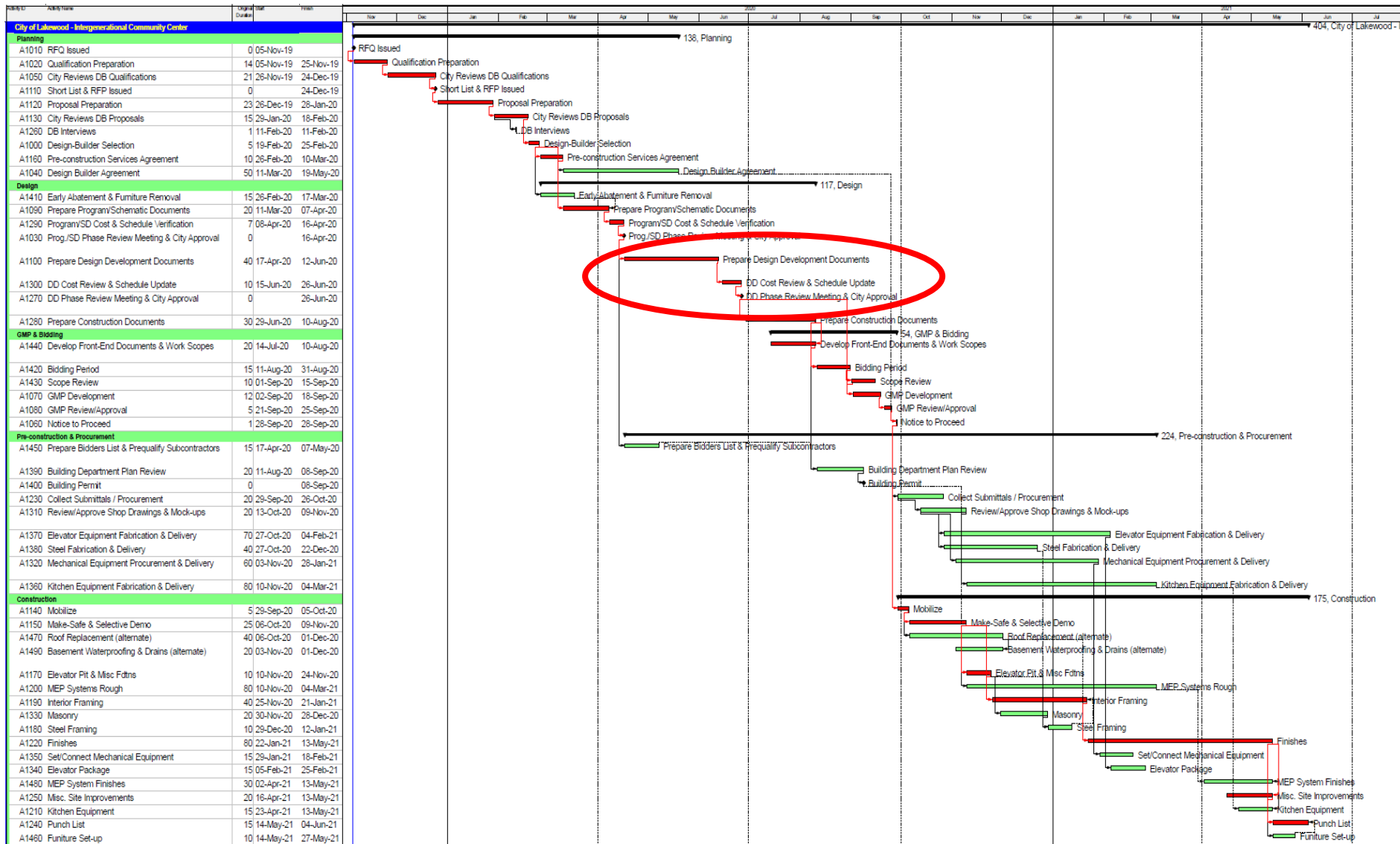
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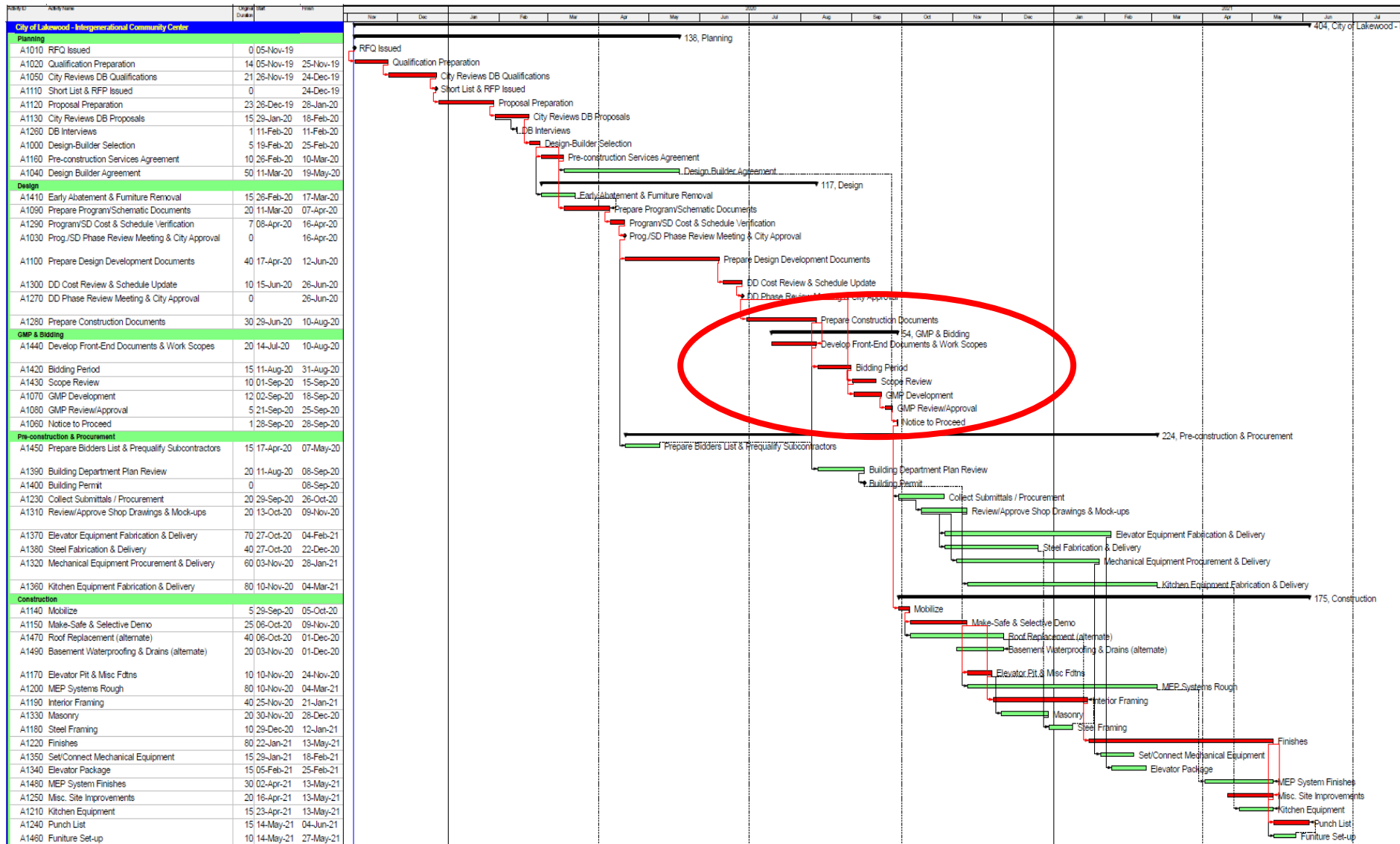
DESIGN APPROACH



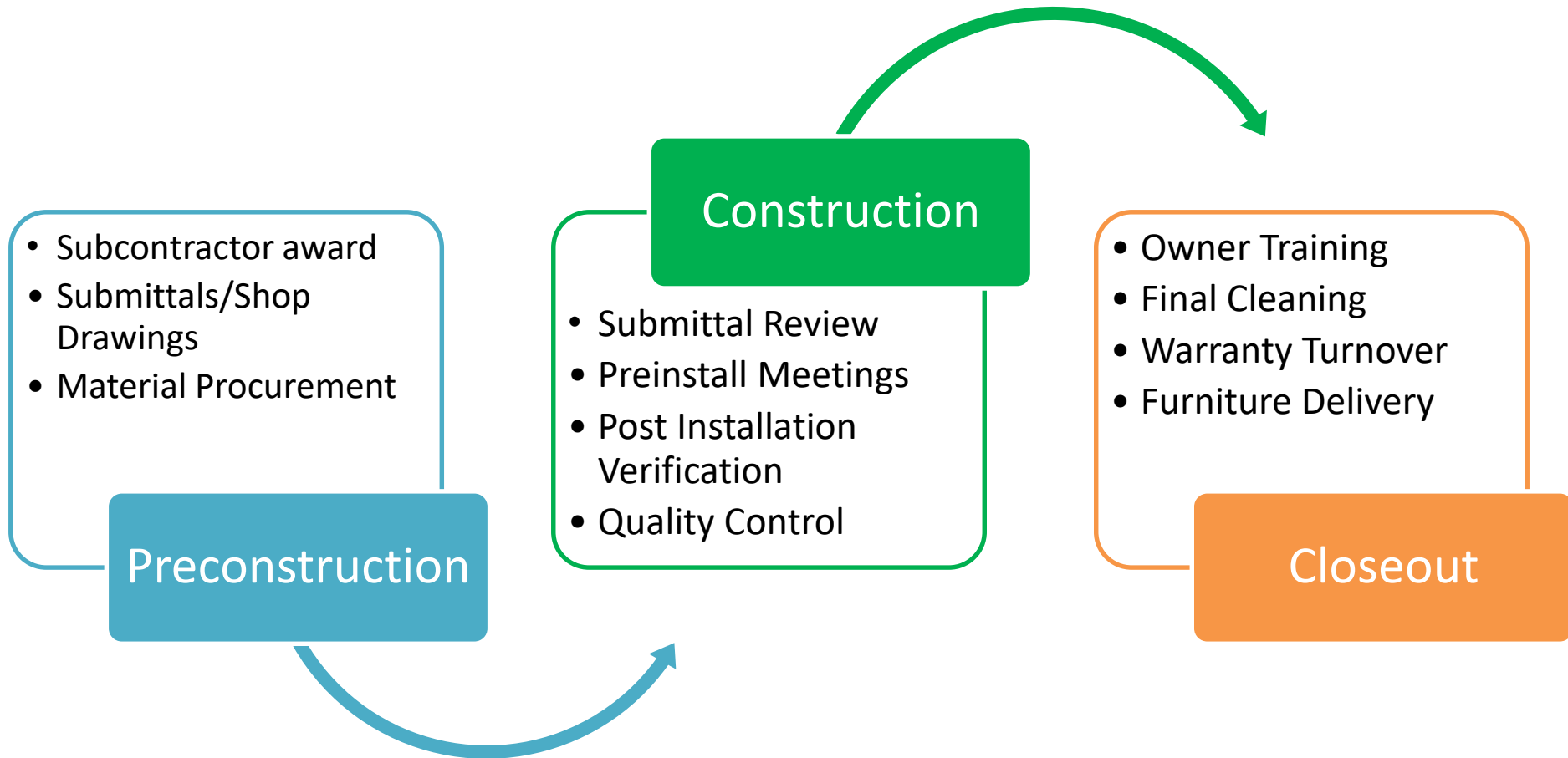
DESIGN APPROACH



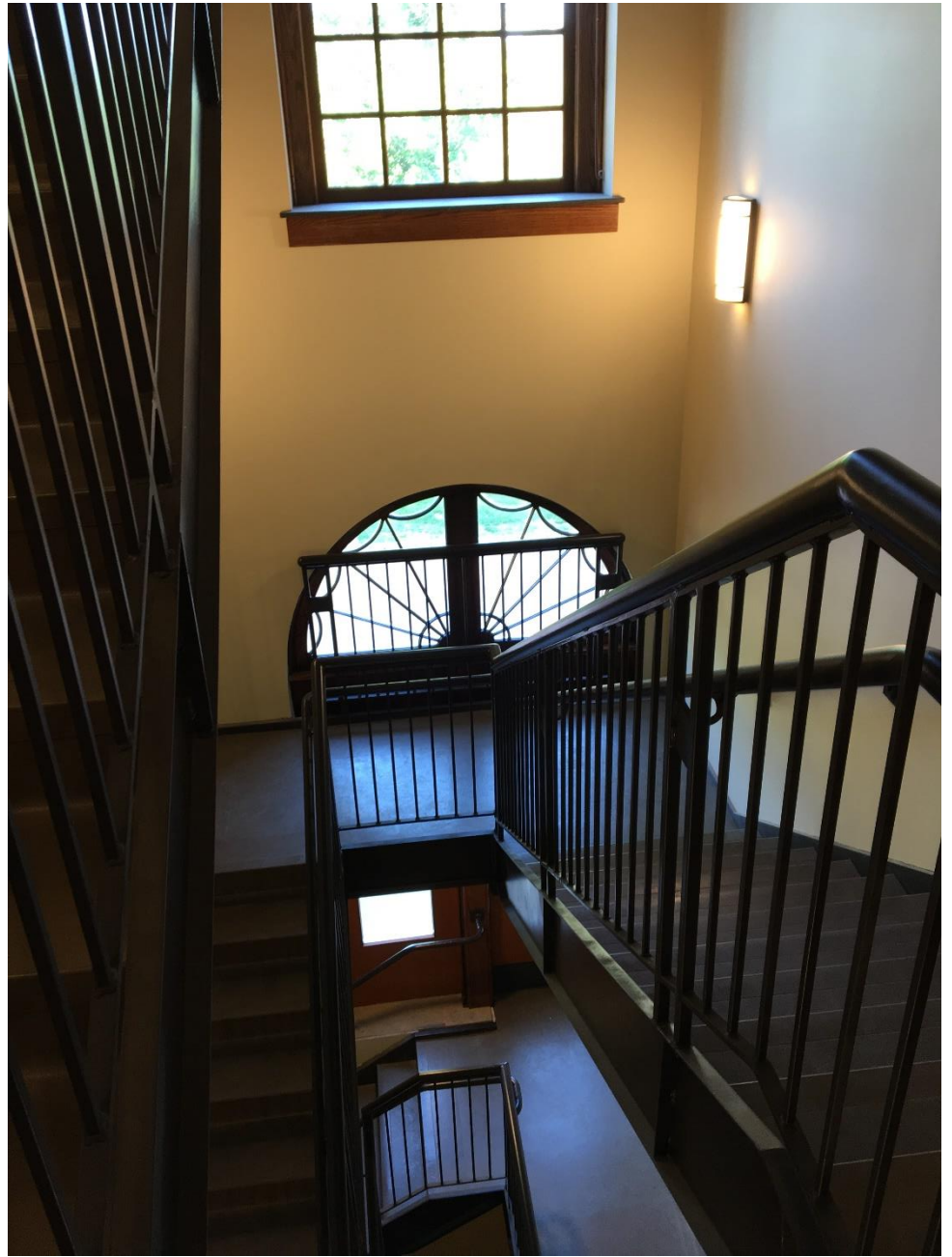
DESIGN APPROACH

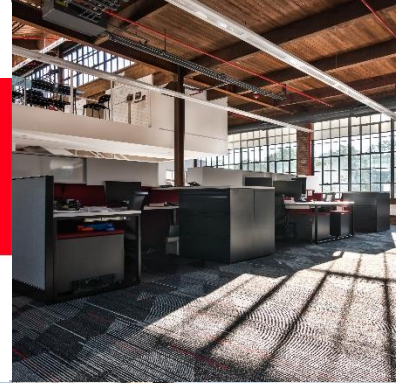


CONSTRUCTION APPROACH

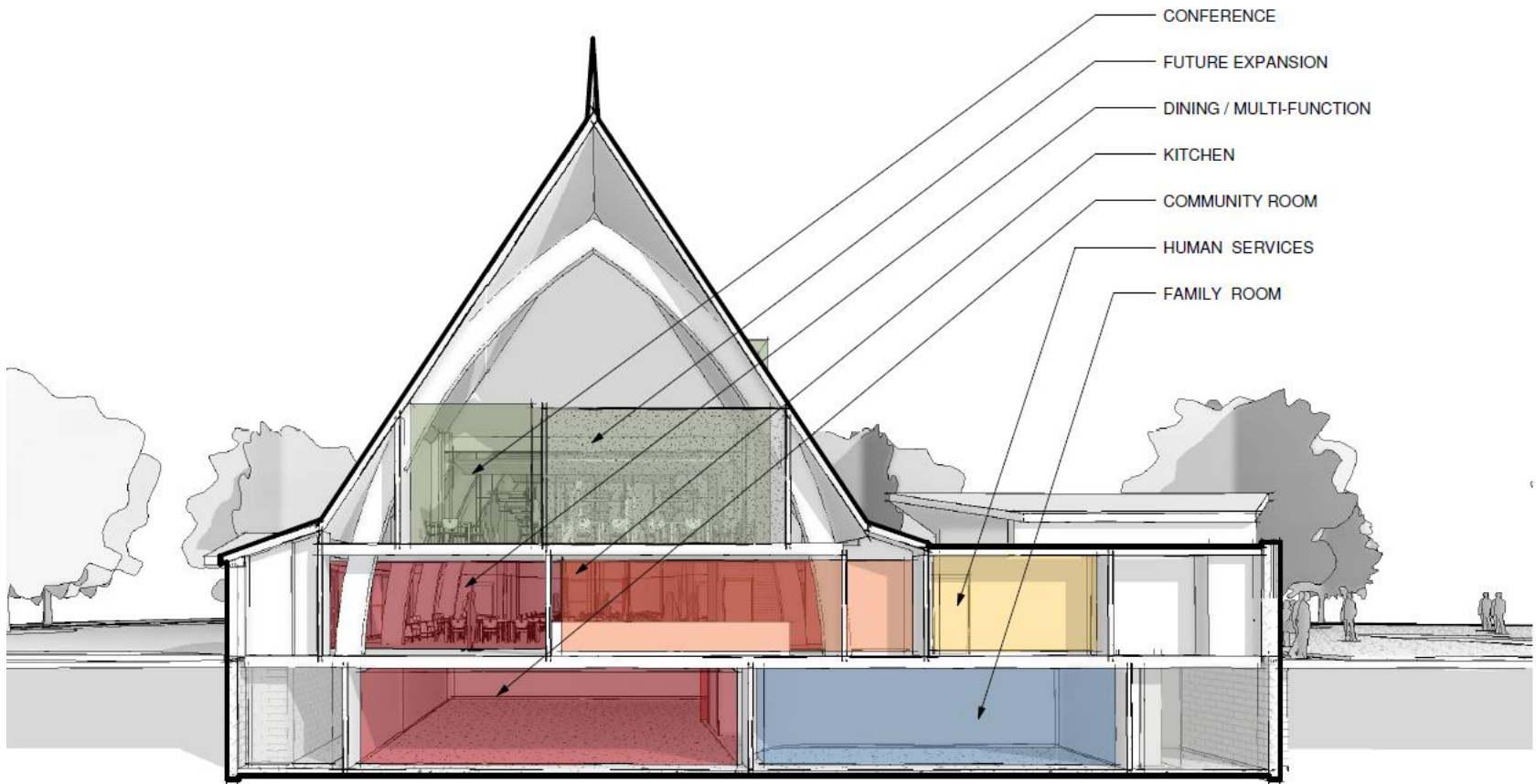


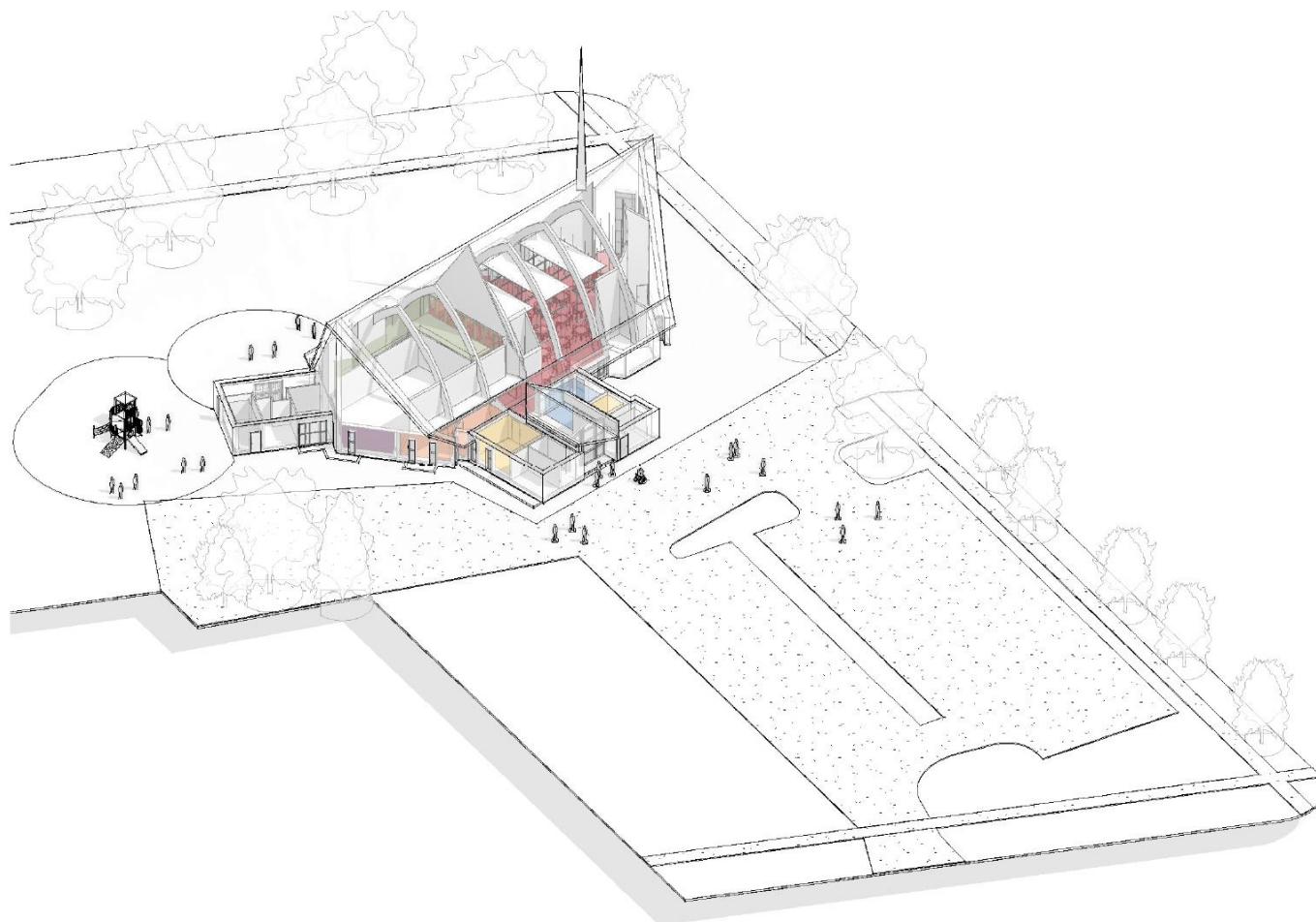


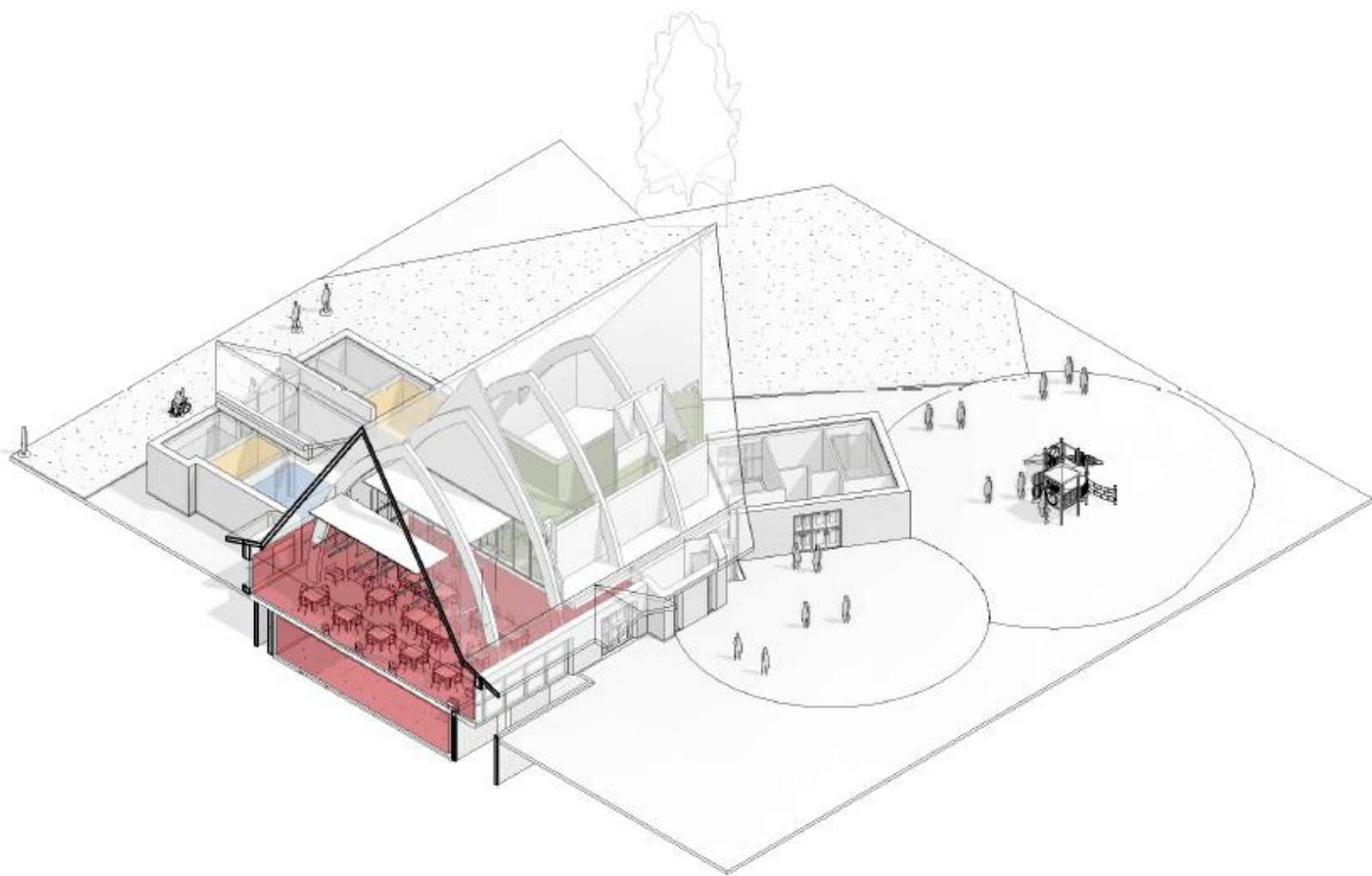


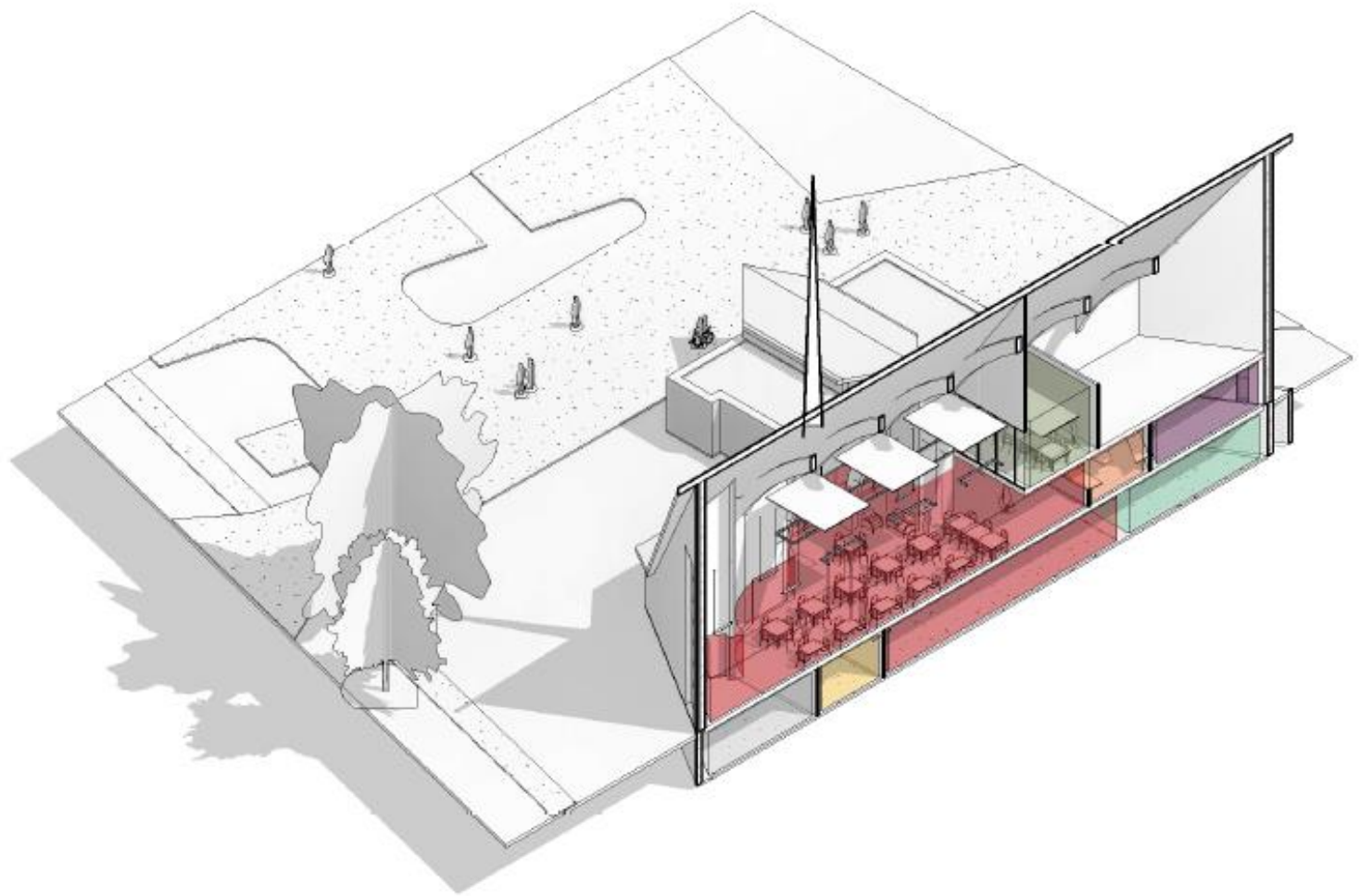


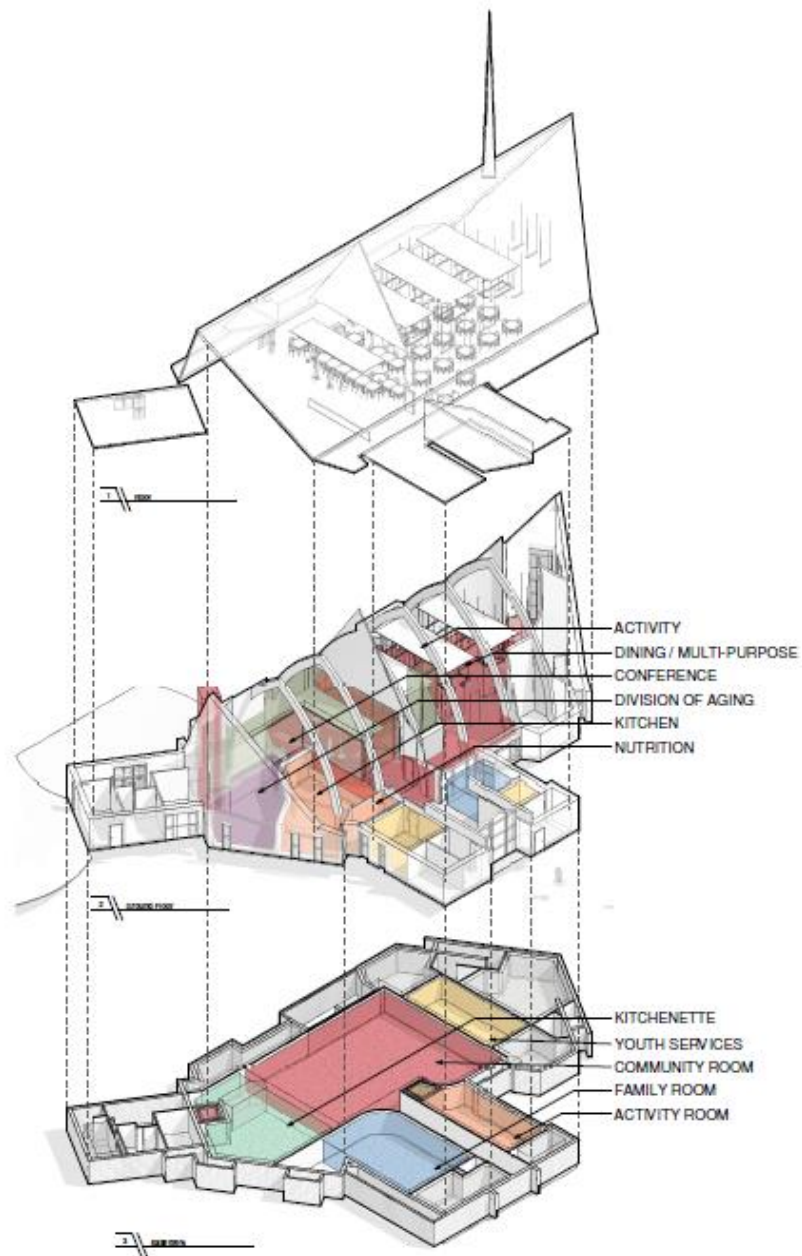
IMAGES FOR REFERENCE

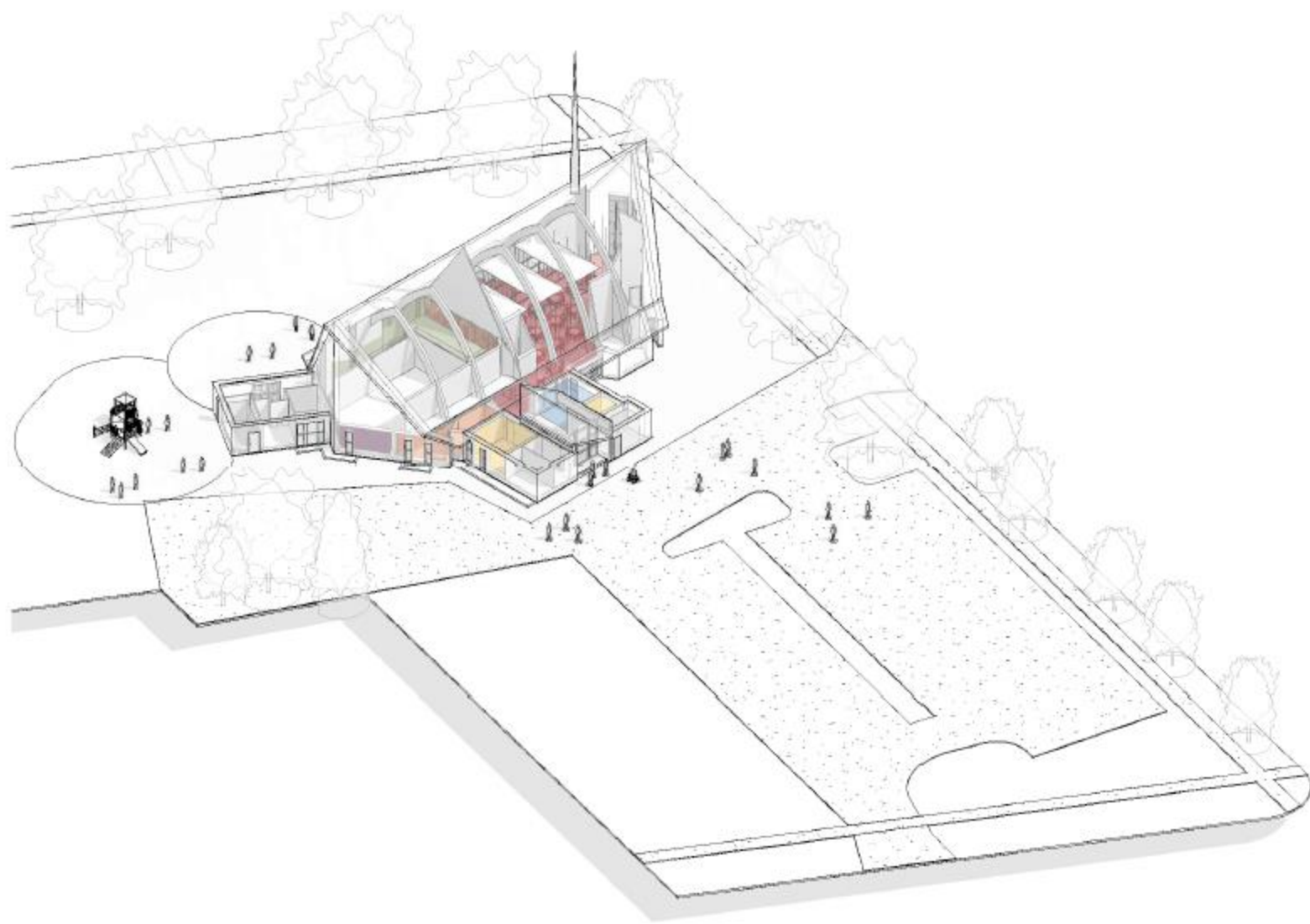




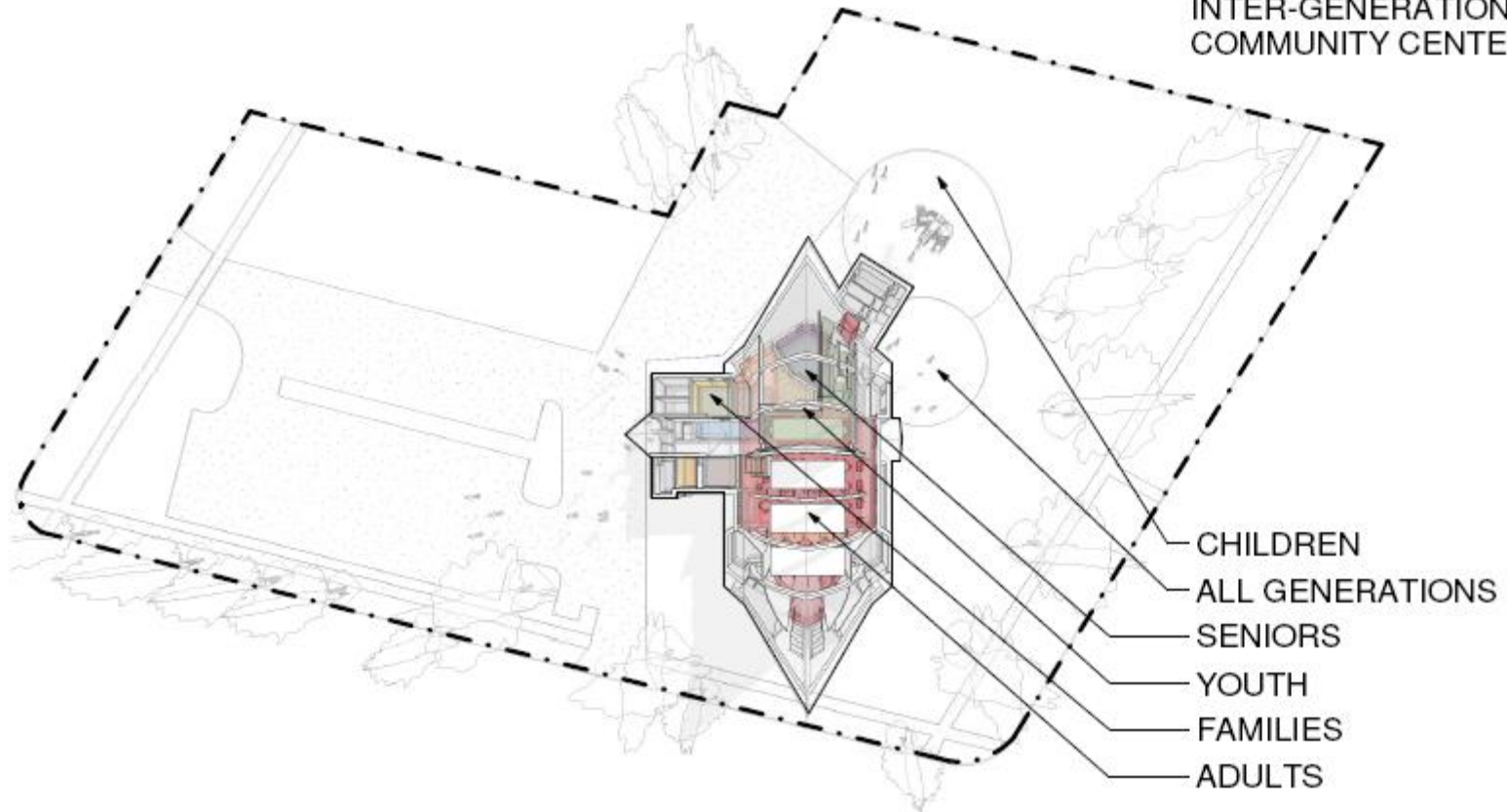








**LAKEWOOD
INTER-GENERATIONAL
COMMUNITY CENTER**

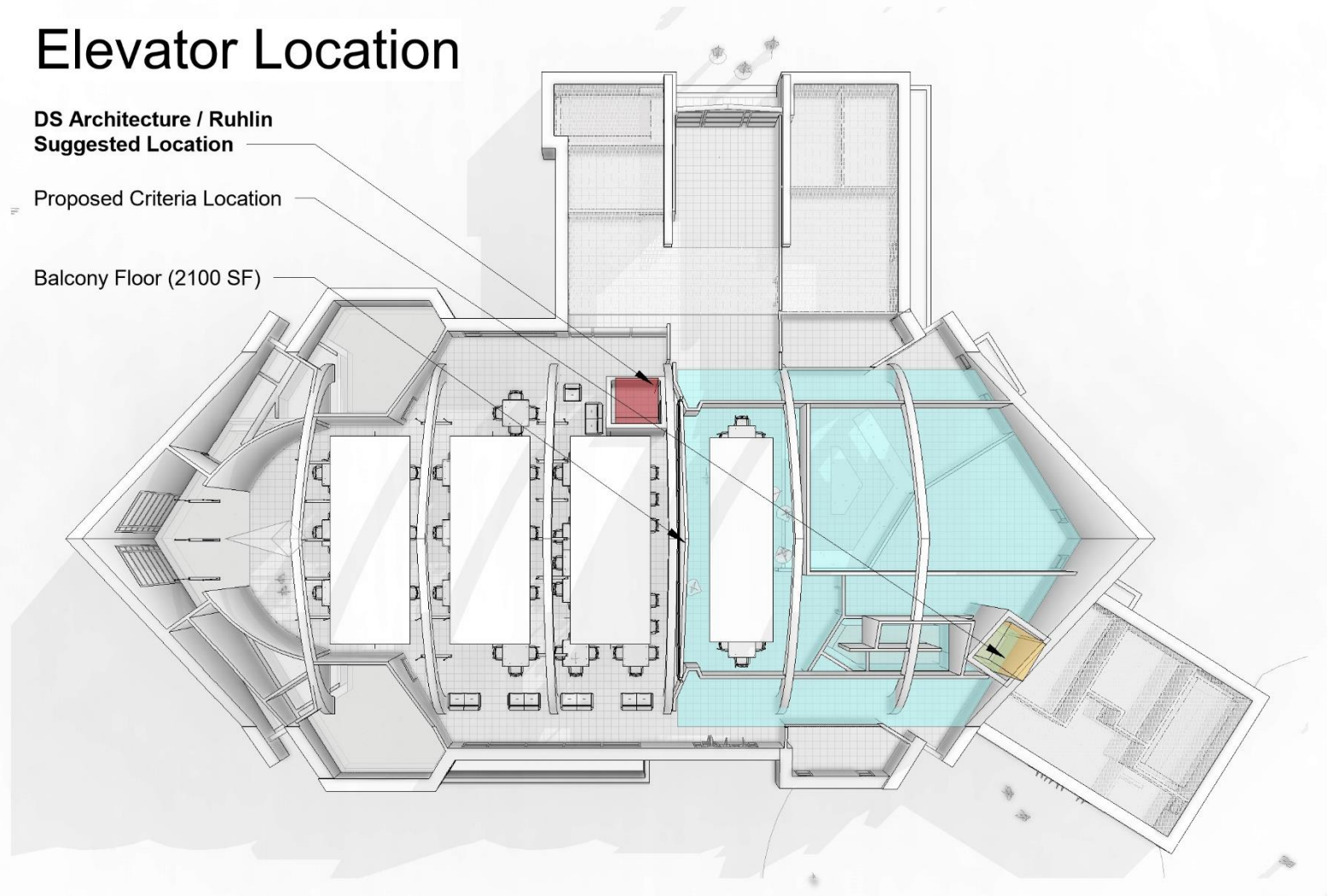


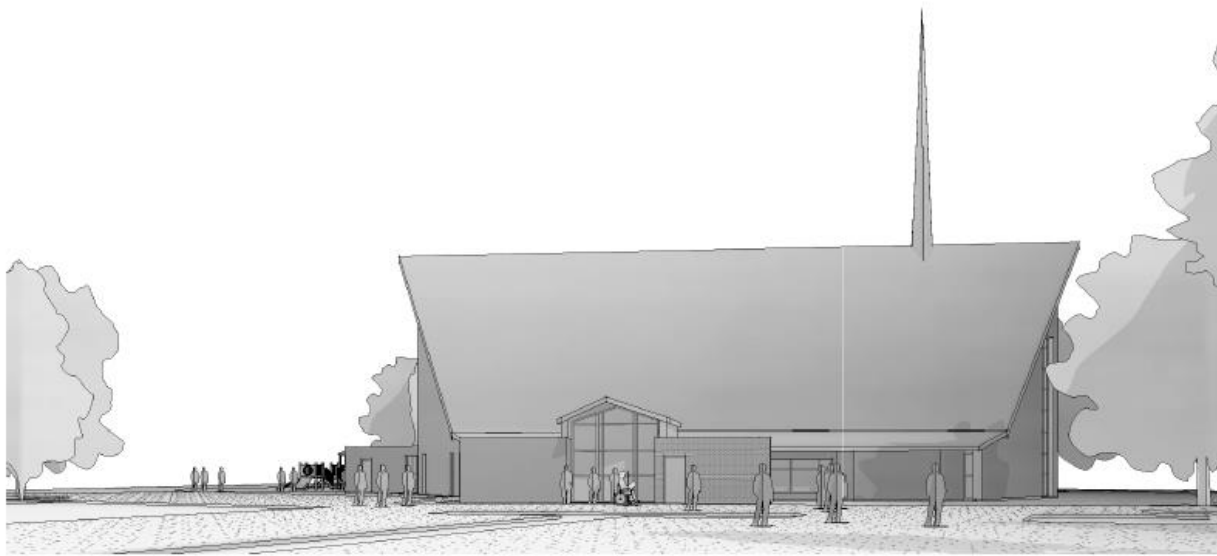
Elevator Location

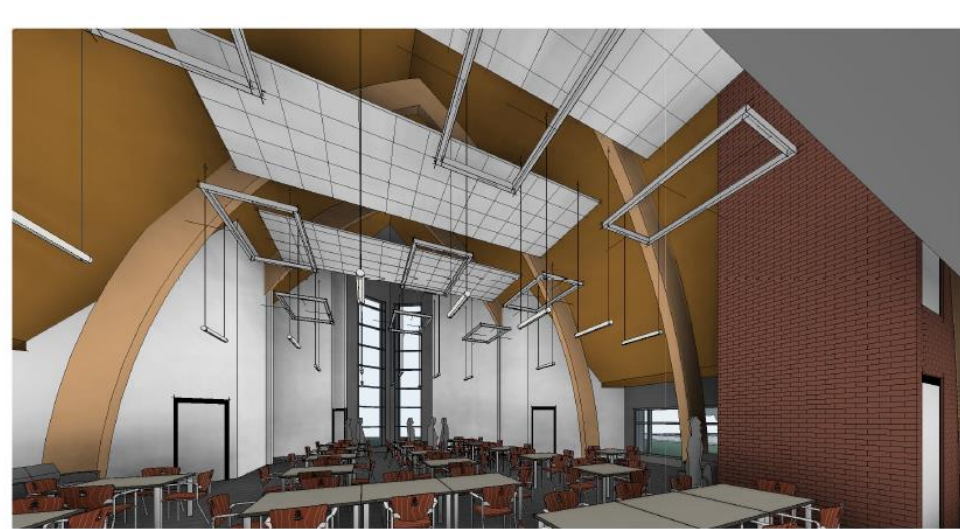
DS Architecture / Ruhlin
Suggested Location

Proposed Criteria Location

Balcony Floor (2100 SF)











COMMUNITY SERVICES DEPARTMENT

29694 Center Ridge Rd. Phone 440.899.3544
Westlake, OH 44145 Fax 440.899.3548

February 21, 2019

To Whom It May Concern,

I have worked with members of the DS Architecture team since March 2018. The City of Westlake engaged their services to design a new, one story 27,000 sq. ft. Senior & Community Services Center. The new building would double our current size and capacity, and be designed with age-friendly considerations. As the director of this department this has been both an exciting and daunting venture, as I personally have not been through such a process before. My expertise is in working with people not building design or construction.

The team of DS Architecture first won my approval when I experienced that they were willing to take the time to walk me through terminology and processes that were foreign to me. They were also proactive in developing a relationship with LifeSpan Design Studios, a husband and wife architectural team nationally known for senior center design, who were being retained by the city as a consulting voice to the project. LifeSpan Design already had a history of work with the City of Westlake, as they were hired to do our site and program space evaluation for this project. Due to their expertise and our positive past working relationship, it was very important to me that DS Architecture was willing to working in collaboration. Where LifeSpan had the senior center expertise, DS Architecture had a multidisciplinary professional and technical team. DS Architecture's willingness and proactive efforts to work collaboratively initiated a level of trust, and demonstrated a desire to understand and listen to their client.

My impression of this team is that they are creative, hard-working and easy to communicate with. While the project is still in process, I am pleased with their work on our floor plan which has very careful consideration of the functionality of our space. To me, functionality is critical. Senior Centers exist to provide a space where seniors, who may otherwise be isolated, can socialize and engage in enriching activities. If the design doesn't consider the fact the many of our patrons have impairments with mobility, vision, hearing etc., then we are completely missing the point, as the ones with impairments are the ones most likely to stay home and feel isolated. I am grateful that the team not only understood that, but also showed enthusiasm about creating this space in a way that is also vibrant and exciting, and not stodgy or stereotypical. I look forward to a fabulous end-result.

Sincerely,

A handwritten signature in dark ink, reading "Lydia Gadd". The signature is fluid and cursive, with the first name "Lydia" being more prominent than the last name "Gadd".

Lydia Gadd
Director

PLANS ON SCHEDULE = PROJECT MANAGEMENT + ACCOUNTABILITY PLAN

Project Management and Accountability Process (P-MAP)

Date Initiated 01/10/1

Color Key	Phases	Planning Tasks	Design Tasks	Project Tasks	Sustainability Tasks	SD	PM	PD	NBD	HR/A	Admin	N/A
1.0	Programming Idea Conception											
1.1	Internal Project Kick Off: NBD download huddle; review proposal/scope with project team					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Meet with Director of Operations to discuss: Schedule (with phases) <input type="checkbox"/> Workload and project team <input type="checkbox"/> Budget <input type="checkbox"/>					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3	Meet with Director of Design to discuss: schedule collaborations, sign offs at project phase change Kick off meeting <input type="checkbox"/> Project Design Process Worksheet <input type="checkbox"/> To Owner <input type="checkbox"/> Mid phase collaboration meeting <input type="checkbox"/> End of phase jury review <input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	Meet with Director of Sustainability to discuss sustainability goals LEED <input type="checkbox"/> 2030 <input type="checkbox"/> Energy Star <input type="checkbox"/> _____ <input type="checkbox"/>					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.5	Delegate P-MAP tasks to project team members					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.6	Billing information to HR/A					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.7	Signed proposal to project folder					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.8	AIA contract					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.9	New job number, hard project folder, and electronic folder					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.10	Coordinate project in MS Project and AO w/proposal form AO MS Project Project team <input type="checkbox"/> Project team rates <input type="checkbox"/> Client information <input type="checkbox"/> Fee + budget <input type="checkbox"/> Hours <input type="checkbox"/> <input type="checkbox"/> Schedule/dates <input type="checkbox"/> <input type="checkbox"/> Tasks <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/>					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project# and Name:

Project Manager:

Studio Director:

DS Architecture

Owner

Program Verification (Idea Conception)

Confirm available project funds (hard costs and soft cost)		
Determine program		
Number and type of spaces		
Special characteristics of any spaces		
Organizational Meeting		
Program Verifications	Assist Owner	Approval
Executive summary and project goals	Assist Owner	
Evaluation of program, cost, schedule, codes and design criteria		

Schematic Design (Idea Exploration)

Existing conditions verification		
Preliminary building code review		
Determine relationship and adjacencies of spaces		Assist
Preliminary logistics/phasing plan		Approval
Preliminary floor(s) plan(s)		
Preliminary investigation of MEP		
Preliminary interior elevations		
Preliminary probable construction cost		
Preliminary project cost		Approval

Design Development (Idea Refinement)

Further developed logistics/phasing plan		
More detailed building code review		
Further developed floor plan		
Material and finishes selections		Approval
Further developed interior elevations		
Material and finishes selections		Approval
Develop structural system modifications if required		
MEP Engineers develop systems		
Construction Cost review and adjustment if required		Approval

Construction Documents (Idea Finalization)

Final site/logistics/phasing plan		Approval
Final construction documents		
Floor plans		
Interior elevations		
Sections		
Details		
Schedules		
Final MEP documents		
Final review of building code		
Final construction cost review and adjustment if required		Approval

Bidding, Negotiation, and Plan Review (Idea Realization)

Submit documents for building permit to building department		
Respond to building review comments if required		
Pre-bid meeting		
Public bidding	Assist Owner	
Prepare bid and distribute bid advertisement	Assist Owner	
Review of bids		
Recommendation of bids to owner		
Acceptance of bids by owner	Assist Owner	Approval
Contracts for construction		Approval

Construction and Construction Administration (Idea Realization)

1

Pre-construction meeting		
Review of shop drawings		
Review of construction schedule		
Construction administration		
Periodic construction reviews with owner		
Construction and project closeout		Approval
11th month walkthrough		Approval



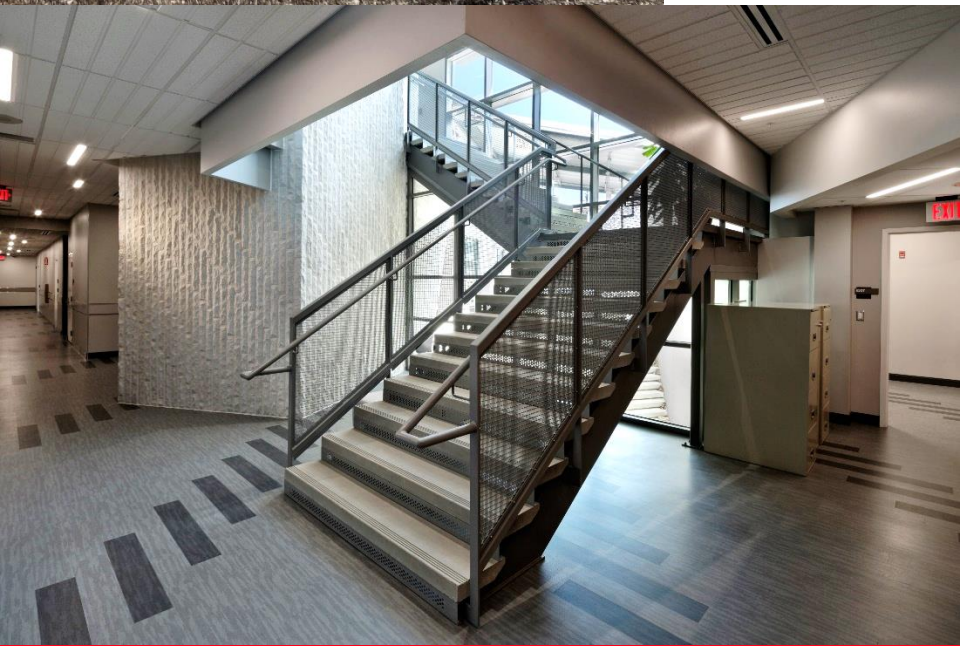
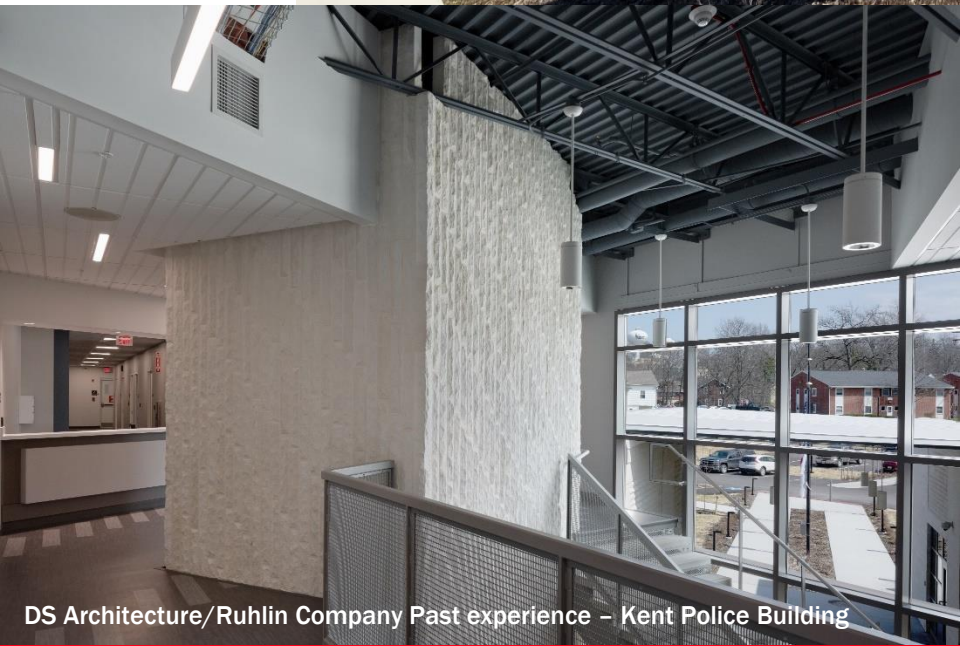
DS Architecture/Ruhlin Company Past experience – Kent Police Building



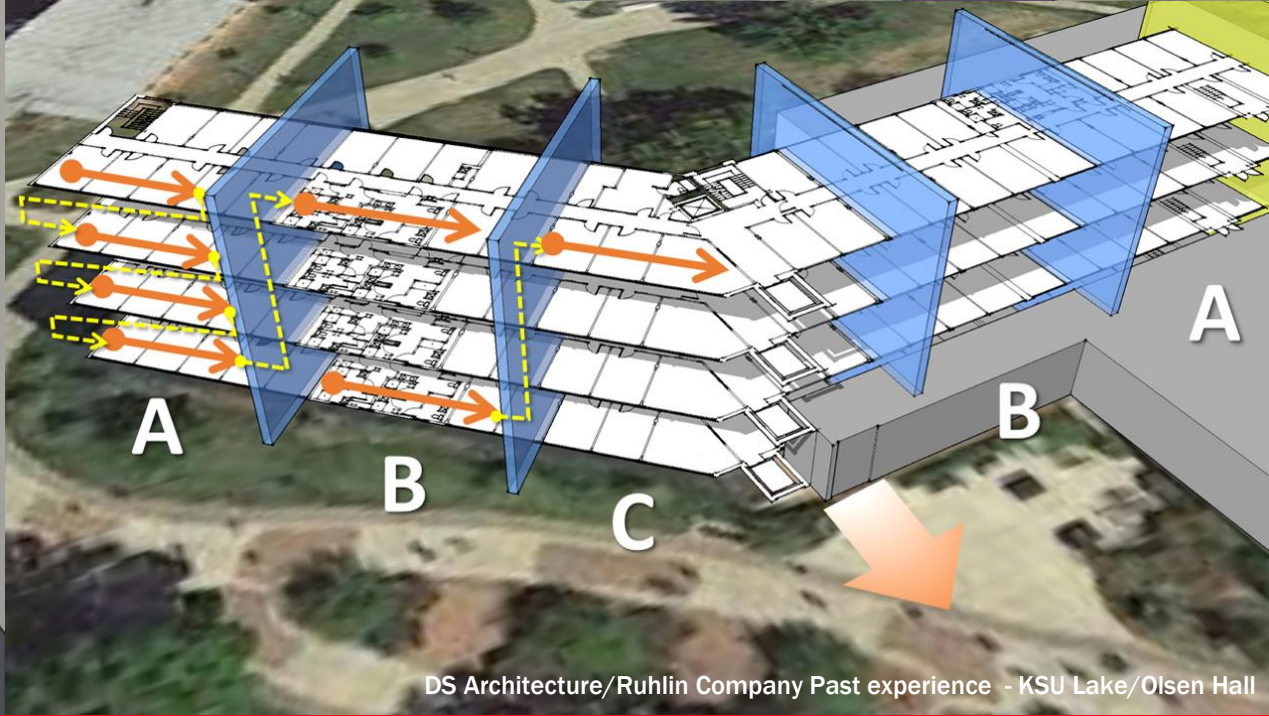
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DS Architecture/Ruhlin Company Past experience – Kent Police Building



DS Architecture/Ruhlin Company Past experience – Kent Police Building



DS Architecture/Ruhlin Company Past experience - KSU Lake/Olsen Hall